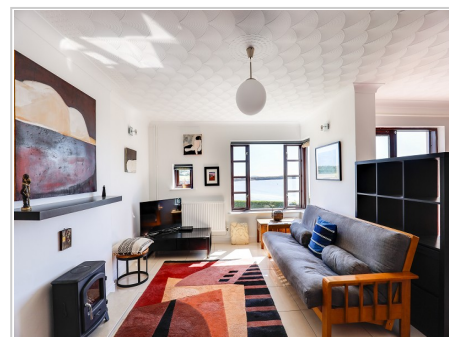
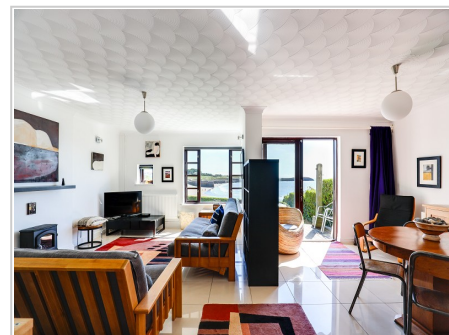


Fisherman's Cottages, White House, The Knap, Barry CF62 6FB

549,500



- Stunning waterside property
- Panoramic views across the Old Harbour
- Exclusive White House development
- Shared private beach access
- Spacious living area & new kitchen
- Car port with storage
- En-suite master bedroom
- Garden with sunny aspect and stunning views
- Short walk to the Knap Lake & gardens



Ref: PRA11222

Viewing Instructions: Strictly By Appointment Only

General Description

Forming part of the exclusive White House development and just one of fourteen properties known as Fisherman's Cottages. Panoramic views across the Old Harbour and out to sea. Shared private access to the beach. NO CHAIN.

Accommodation

PROPERTY SUMMARY.

The property comprises the following key areas and dimensions:

- o Hallway
 - o Cloakroom
 - o Living & Dining Areas: 6.65m x 5.70m
 - o Kitchen: 3.40m x 3.10m

 - o Landing
 - o Bedroom 1: 4.30m x 2.00m
 - o En-suite
 - o Bedroom 2: 4.05m x 3.40m
 - o Bathroom
-

GROUND FLOOR

A wooden entrance door with glazed side panel sits beneath the car port and leads to a well lit inner hallway with doors leading to the open plan living area, kitchen and cloakroom.

Stairs, with feature balustrade, rise to the first floor.

The large open plan living and dining area has a sunny aspect and beautiful vista across the Old Harbour with its stunning beach.

A ceramic tile floor runs throughout and sliding patio doors open onto the terrace.

The modern and sleek kitchen is well equipped and has been recently updated with an array of wall and base units, work tops on three sides, double sink unit and moveable island.

The space has a built in oven and gas hob with extractor hood.

There is also space for a fridge, freezer and washing machine.

Windows overlook the frontage and a door opens onto a private courtyard.

A cloakroom with WC and wash hand basin completes the ground floor accommodation.

FIRST FLOOR

The first floor hosts two bedrooms and a bathroom located off a generous landing which could be sub-divided to offer a concealed storage area or study with front window.

Handy storage cupboards are also accessible off the half landing.

The master bedroom features a large, arched, picture window with tremendous view and features an en-suite bathroom with shower, WC and vanity wash hand basin.

Bedroom 2 has a Juliet balcony with sea view.

A modern and stylish bathroom with bath, WC and wash hand basin completes the first floor accommodation.

OUTSIDE.

FRONT

Block paved frontage with driveway when extends to form a pleasant courtyard garden.

REAR

Landscaped garden with terrace and lawn.

Seating area with superb vantage point overlooking the harbour.

DIMENSIONS

Room dimensions can be found on the attached floor plans.

Services

Mains electricity, mains water, mains drainage and mains gas.

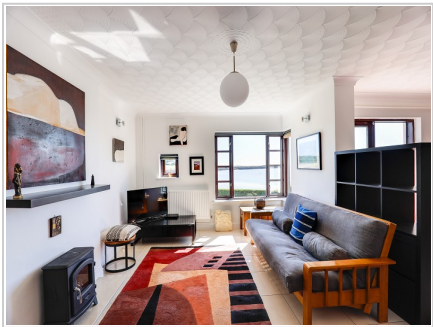
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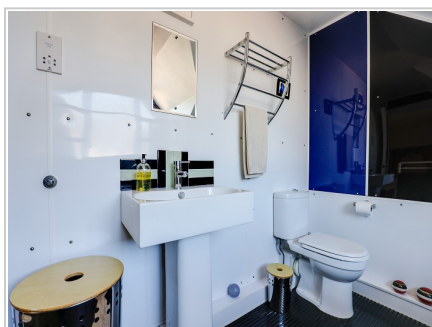
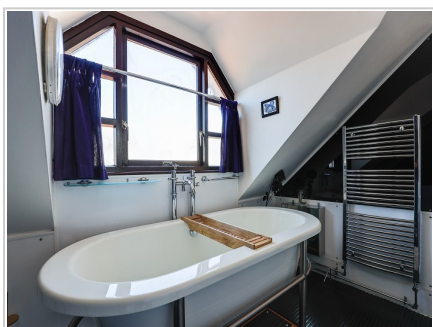
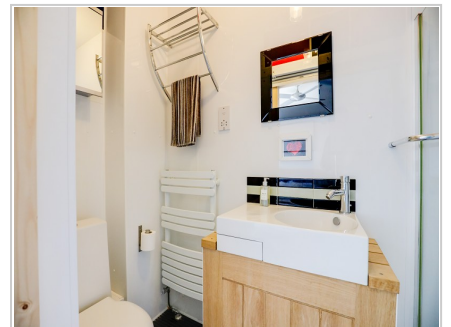
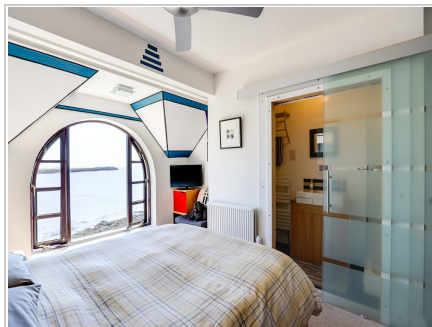
Tenure

We are informed that the tenure is Freehold

Council Tax

Band F

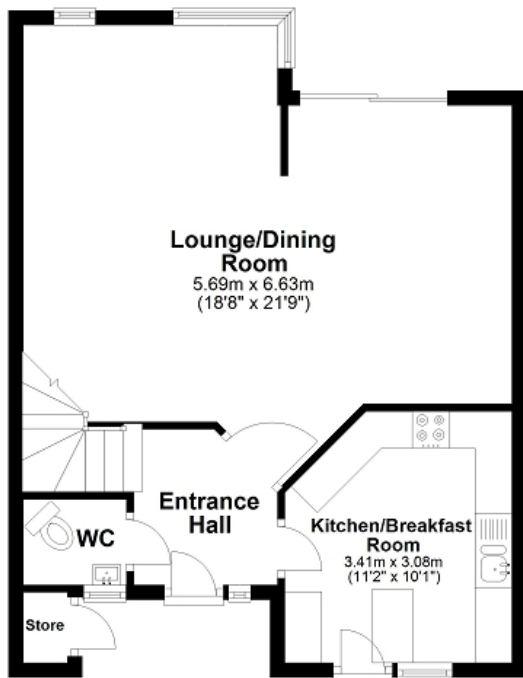






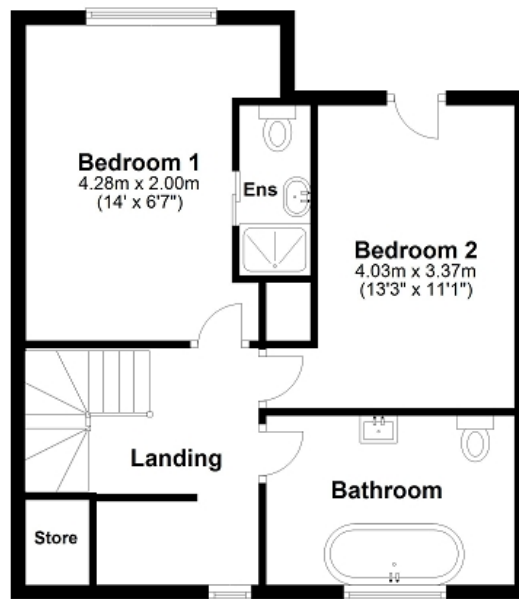
Ground Floor

Approx. 50.7 sq. metres (546.2 sq. feet)



First Floor

Approx. 46.7 sq. metres (502.4 sq. feet)



Total area: approx. 97.4 sq. metres (1048.6 sq. feet)

All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.